

**COLUMBUS BOARD OF ZONING APPEALS
123 WASHINGTON STREET
COLUMBUS, INDIANA**

The Columbus Board of Zoning Appeals met at 6:30 p.m., September 24, 2002 in the Council Chambers, second floor of City Hall, 123 Washington Street, Columbus, Indiana for its monthly meeting.

Members Present: Patricia Zeigler, Chairperson; Karen Dugan; David Fisher; Gary Nienaber, and Fred Stadler

Staff Present: Roger Hunt, Planning Director; Alan Whitted, Deputy City Attorney; Thom Weintraut; Marcus Hurley; and Judith K. Walters

Mr. Zeigler opened the meeting with a brief explanation about the Board and its responsibilities.

Proof of advertising for all cases was confirmed. The petitions and staff comments are a permanent record at the Planning Department.

Mr. Whitted, acting as a notary, administered the oath to those in attendance that will offer testimony on behalf of the cases presented tonight.

DOCKET NO. C/DS-02-15 – MARK PERRY/TOTAL FITNESS

A request to allow a building addition to encroach into the setbacks of 10th Street and Marr Road. The property is located at 980 Creekview Drive.

Mark Perry gave his name for the record.

Mr. Hurley reviewed the staff comments, noting the criteria have been met and is in harmony with the intent of the zoning. He asked that conditions be included that would require a drainage plan to be submitted and approved by the city engineer and a landscaping plan for approval by Planning.

Jeff Rucker, legal counsel, gave his name for the record. He presented a drawing of the proposed addition to be on the west-side of the existing building that was reduced in size from 14,000 sq. ft. to 11,000 sq. ft.

DISCUSSION: required setbacks; turning radius from Marr Road to 10th Street; aesthetics of structure and addition; building has been empty for years; addition to house a basketball court, racquet ball court, and swimming pool; property values will increase; utility easement; covenants of subdivision; choice of location for the addition; visibility triangle; landscaping.

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Ms. Zeigler read an approval letter from Ritters and the applicants presented an approval letter from Columbus Diagnostic Imaging.

There was no public comment.

Mr. Fisher moved approval of **C/DS-02-15** and the provisional findings with conditions: drainage plant to be approved by the city engineer; landscaping to be limited to 30' on the northwest corner of the property with the remaining area landscaped as required by the ordinance and approved by staff; and if an addition would be needed in the future, it shall not encroach into the required setback.

Ms. Dugan seconded the motion that was approved by a 5-0 vote.

The following findings were presented to the Board for their consideration:

C/DS-02-10 – FAIR OAKS MALL, Mr. Fisher moved for approval, seconded by Ms. Dugan and approved by a 5-0 vote;

C/CU-02-02 – COLUMBUS REGIONAL HOSPITAL, Mr. Fisher moved for approval, seconded by Ms. Dugan and approved by a 5-0 vote;

C/DS-02-12 – BOB'S CUSTOM CAR WASH/ROBERT CSESZKO, Ms. Dugan moved for approval, seconded by Mr. Fisher and approved by a 5-0 vote;

C/CU-02-07 – WESLEY CHAPEL EVANGELICAL METHODIST, Mr. Fisher moved for approval, seconded by Ms. Dugan and approved by a 5-0 vote;

C/CU-02-07 – WILSON'S KENNEL, Mr. Fisher moved for approval, seconded by Mr. Nienaber and approved by a 5-0 vote.

Mr. Weintraut said the Hearing Officer meeting held September 10, 2002 was for a reduced setback for an in-ground swimming pool that was approved by Patrick and Angie Ulm.

The August 27, 2002 minutes were approved.

Mr. Hurley reminded the Board of a training session scheduled for October 8, 2002.

The meeting was adjourned at 7:00 p.m.

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Patricia Zeigler, Chairperson

Karen Dugan, Secretary

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